

From: [Tiffany Hogue](#)
To: [Moore, Gary](#)
Subject: Re: CES: TCEQ VCP Agreement with CES Griggs Road PRP Group
Date: Thursday, June 18, 2015 11:05:59 AM

Good to know. Thanks so much for the insight. We knew it was the same owner, which gave us more promise for something real to happen across that larger city block.

Thanks again!

Tiffany Hogue

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On Thu, Jun 18, 2015 at 10:53 AM, Moore, Gary <Moore.Gary@epa.gov> wrote:

Tiffany:

I completely agree with the concepts that you guys are working on. The person you need to talk with is:

Al Kashani

Horizon Group International

4204 Bellaire Blvd.

Houston, TX 77025

(b) (6)

work: [713.660.8282](tel:713.660.8282)

Mr. Kashani is a developer that owns a significant portion of the properties east of Grace Lane (Joy Tabernacle Property) and I believe that he owns the empty lot to the west of CES. He is primarily a residential developer. The last time I talked with him about the CES property, he indicated that he wanted that property and was looking to put in a trade school/job training facility on that location as he felt the area needed a job training location.

He certainly has a vision.

Thanks

Gary Moore

Federal On-Scene Coordinator

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moore.gary@epa.gov



From: Tiffany Hogue [mailto:thogue@organizetexas.org]

Sent: Thursday, June 18, 2015 10:44 AM

To: Moore, Gary

Subject: Re: CES: TCEQ VCP Agreement with CES Griggs Road PRP Group

Thanks for that Gary.

We had a workshop with residents in the community. (b) (6) included, with urban designers this past weekend and dreamed really big about how this site could really boost the development of that whole few street block from Calhoun to Milart, and connect the currently isolated residential communities.

Residents wouldn't mind some commercial use along Griggs but want the back portion of the property to have a possible road connection to Weyland and some single family and townhouses and green space. All of the later three would require residential.

It was clear that residents want something there that is more like the residential areas than the commercial/industrial areas along Griggs. Grace lane, for example, is totally isolated from any other broader residential community and has no access except in and out one way.

Anyway, so, we want to help their dreams become reality; so, that's the campaign I'm working up!

Thanks for sending along and giving me some ideas on how to pursue what residents would like to see.

Tiffany Hogue

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On Thu, Jun 18, 2015 at 10:34 AM, Moore, Gary <Moore.Gary@epa.gov> wrote:

Tiffany:

I am not sure if a local ordinance would happen since Houston has a history of not interfering with an owners use of their property. It is important to remember that it is non-residential (commercial/industrial). Obviously, none of us want industrial but commercial may be an option (ie. shopping, etc.). The only thing I can think of is if you could get the Bankruptcy Trustee to file a deed notice on the property for residential land use. Of course, I am not sure if this could be changed by a future owner.

Thanks

Gary Moore

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From: Tiffany Hogue [mailto:thogue@organizetexas.org]

Sent: Thursday, June 18, 2015 10:03 AM

To: Moore, Gary

Subject: Re: CES: TCEQ VCP Agreement with CES Griggs Road PRP Group

Thanks so much for this Gary. It's very helpful. I've reached out to TCEQ to start developing relationship but haven't heard anything back.

My understanding for Senator Ellis's communication with them that land use is determined by past use or land use laws. One question I have is whether or not a local ordinance or policy for this track of land now could change/amend the agreement. I don't know if you know, but would love any thoughts on how to get this level of clean up upgraded.

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On Thu, Jun 18, 2015 at 9:58 AM, Moore, Gary <Moore.Gary@epa.gov> wrote:

Hello All:

I wanted to pass this along. The EPA portion of the cleanup has been completed and transitioned over to the TCEQ/CES Griggs Road PRP Group. Attached you will find a copy of the TCEQ Voluntary Cleanup Program Agreement with the CES Griggs Road PRP Group. At this time, It is my understanding that the Group is made up only of The Lubrizol Corporation. As you read through the Agreement, you will notice that the agreement is for non-residential (commercial/industrial) use. It is my understanding that TCEQ does not have the ability to demand residential use as the current use is non-residential. Also, it is my understanding that all industrial permits for the site were vacated so a purchaser would not be able to purchase the property with the existing permits in place requiring them to obtain new permits and I would assume public notice would be required (check with TCEQ).

Thanks

Gary Moore

Federal On-Scene Coordinator

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